

SOUTH WEBER CITY COUNCIL PUBLIC WORK MEETING

DATE OF MEETING: 16 September 2014

TIME COMMENCED: 5:40 p.m.

PRESENT: MAYOR:

Tammy Long

COUNCILMEMBERS:

Scott Casas
Randy Hilton
Michael Poff
Marlene Poore
David Thomas

CITY RECORDER:

Tom Smith

CITY MANAGER:

Duncan Murray

Transcriber: Minutes transcribed by Michelle Clark

*Prior to this meeting the City Council
toured Staker/Parsons Gravel Pit at 4:45 p.m.*

In Attendance: Dak Maxfield, Brian with Staker/Parsons, Council Member Poff, Council Member Poore, Council Member Hilton, Council Member Casas, Duncan Murray, and Tom Smith

Staker/Parsons Dust Mitigation and Potential Future Plans: Dak discussed the future operational plans for the Staker/Parsons Gravel Pit. He also explained each individual operation of the pit as part of the tour. Council Members Casas and Poore expressed concerns about what Staker/Parsons is doing to keep the dust down. Dak responded that they have invested into using conveyor belts versus purchasing new trucks to transport their materials, as well as spraying the west and south hillsides in the early morning. The tour ended at 5:23 p.m. The meeting reconvened at the City Center Council Chambers at 5:30 p.m.

VISITORS: Jared Bryson, Brandon Jones, and Paul Laprevote

Mayor Long called the meeting to order and welcomed those in attendance.

DISCUSSION ITEMS:

Staker/Parsons Dust Mitigation: Duncan said the Council completed a tour of the gravel pit prior to this meeting. He reported that a public hearing will be held in October in which Dak Maxfield, of Staker/Parsons, will discuss the dust. Council Member Poff said after completing

the tour, it is obvious they are not in compliance with the development agreement. He suggested the Council meet with Staker/Parsons to discuss their violations. Duncan said Dak is scheduled to meet with the Council to discuss the development agreement at the work meeting in October. Council Member Poff would be interested in possibly having some of the Council members sit down and come up with eight or nine items that the City would like to address when we re-negotiate the contract. He said it is obvious that what their plans call for are in violation of the agreement. Duncan said they are in substantial compliance with the dust mitigation, but they are in violation of other items. Council Member Poff mentioned his concern with their plans to build structures in the pit, and making sure they go through the proper procedures to meet City requirements for construction. Council Member Poff said Staker/Parsons agreed to go phase 1, phase 2, and then phase 3. He said they are not in compliance with their phasing, because now they want to go back and mine phase 1 deeper. Council Member Casas brought up the irrigation line located along the east end which has the possibility of being used. He also feels they need to use more sprinklers on a continuous basis around the edge of the pit to catch the dust. He is concerned about the vegetation on the berm that has died or been removed. He would like to see more vegetation planted, which would also help with catching some of the dust. He would like to see the perimeter of the pit cleaned up and kept nicer. Duncan said even a 6 ft. slatted fence would look better. Council Member Hilton agreed. Council Member Poff suggested planting some fast growing trees (i.e. poplars and then pine trees). The Council discussed the possibility of the berm being extended. Council Member Thomas discussed the possibility of changing the slopes in certain areas where it is steep. He said he talked to Weber Basin today and they are still interested in the pit. He said Weber Basin is willing to bond for a project. They are willing to line the pit, construct a beach area, allow for it to be used recreationally, etc. Council Member Thomas said Weber Basin estimates it will take four years to fill the pit as they would tie into the Weber River. They would also use the water to use the injection for the aquifer. Council Member Poff said Staker/Parsons would like to build some type of shed in the bottom of the pit. Council Member Thomas said the Council needs to decide what we really want the end result of the pit to be. Council Member Poore said she has heard other individuals state the City needs to get other players involved. Council Member Thomas said there is still interest, but the discussion needs to take place with Staker/Parsons. Council Member Poff feels the Council has the opportunity to negotiate now that Staker/Parsons has plans to mine Phase 1 again. Council Member Thomas said the development agreement can include items such as, 2 to 1 slope by a certain day, City to get first right of refusal for purchase of property, etc. It was decided that Council Member Thomas will put together a redline agreement. Council Member Hilton is concerned about drafting another agreement when there is already an agreement that is in violation. Tom Smith suggested re-evaluating the agreement and creating a list of items that are in violation by October.

General Plan: Duncan reviewed the updates to the master plan. He said the master plan includes an introduction as well as a master goal for the City. The existing environment of South Weber city as well as land use, population, environmental hazards, faulting, flooding, land slides, wetlands, steep slopes, gravel pits, noise hazards, and accident potential are included in Section 1. Section 2 states that there was citizen participation with this general plan. Section 3 includes: land use goals and projections, agricultural and rural character, open space, residential, moderate income housing, moderate income housing needs, industrial, commercial, recreation, institutional, and freeway buffer area. Section 4 identifies vehicle transportation, Highway 89, 1900 East, South Weber Drive, 7600 South/1550 East, Old South Weber Drive, 6650 South and 475 East, View Drive, connection to Layton, Trails, Bonneville Shoreline Trail, Canal Trail,

Charter School Trail, Old Fort Trail, and Weber River Parkway Trail. Section 5 includes the annexation plan. The Planning Commission has spent a lot of time updating the maps. Barry Burton has put together the text and Brandon Jones has spent time on the maps. Brandon reviewed the sensitive land map. All of the operable units are shown on this map. He explained that this map is used to help identify what developers would be required to do depending on where the property is identified on the map. Council Member Poff feels the dotted Hill Air Force Base Environmental Impacts Areas are misleading on the map. The Council discussed the contamination areas and the fact that they aren't constant. Brandon reviewed the Projected Land Use Map. The land use legend colors correspond with the zoning. Brandon reviewed the Annexation Map. He said the map identifies areas that South Weber City will serve. Council Member Poff discussed the property along Uintah that isn't identified. He questioned why that property is no longer identified on the annexation map. Brandon said Uintah City annexed property to the county boundary. Council Member Poff would like to know why the City wasn't notified of this annexation by Uintah. It was decided that Duncan will contact Uintah. Brandon reviewed the HAFB Noise and Crash Zone Map. It was stated this map will need to be updated in the future when studies are available from HAFB. Brandon then reviewed the Vehicle Transportation Map. This map identifies major collector roads, minor collectors, local residential roads, and future roads. Council Member Poff is not in favor of a major collector from South Weber Drive to the water tank. Council Member Thomas does feel the road needs to come at least to South Weber Drive to provide a frontage road from 6650 South.

Council Member Casas excused at 8:05 p.m.

Brandon reviewed the Parks and Trails Map. This map identifies existing trailheads, future trailheads, future bike lanes, existing trails, future trails, existing sidewalks, future sidewalks, existing City parks, and future City parks.

How to fund a new Dump Truck: Duncan said we are working towards having a master list for all City vehicles. He said a master vehicle schedule will help with replacement as the schedule rotates. He explained that the 1997 International 4900 dump truck moves dirt, gravel, debris, etc. He said rust is eating out the bottom of the bed and there is rust on the lights. Also, the tail gate will not latch and the salter is rusting out. He reported that there is 304,905 miles with 3392 hours on the dump truck. Duncan said the plow for this truck useable. Other concerns with the dump truck include: the power is dropping, lights need to be rewired, battery goes dead, the hydraulics need work, brakes need work, etc. Duncan said this is not in the budget. Council Member Casas asked why the maintenance hasn't been done. He said salt is very corrosive. He is wondering why the bed wasn't sand blasted and painted. He researched on KSL and said there are many similar used trucks available. He isn't advocating purchasing a brand new vehicle. Council Member Poore said she is aware that other cities have a fleet program. Duncan said he thinks Mark held off on a lot of these repairs so that the Council can decide what to do in the future. Duncan reminded the Council that a decision needs to be made as winter is approaching.

REPORTS:

City Treasurer, Paul Laprevote Financial Report, including an explanation of the City's Enterprise fund: Paul reported the City has 17 total funds with the most important being the General Fund. He said the General Fund is a governmental fund. There are also Enterprise

Funds being the water, sewer, sanitation, storm sewer, and penalties utility. He feels the City's fund structure is good. Water fund is \$403,000, which is a healthy fund balance. The Utility fund balance is \$700,000. He said the overall financial management has been good. The fire truck is in the Capital Projects Fund. Discussion took place about putting the fire truck in a separate fund. Duncan said there is \$50,000 ear marked for the fire truck. Paul recommended not separating it into a separate fund until the beginning of a fiscal year. Council Member Casas would like to see the fire truck in a separate fund. Paul said he will research how much money is available and what he can do to put it in a separate fund. It was stated it is not a fire truck fund but emergency vehicle replacement fund. Paul reported the fund balances are adequate, including Enterprise Funds (evidence thus far indicates that overall financial management and decisions have been sound). Paul did report that the business processes, not just facts and figures, need updating. He said we need a major education and training component. He feels more department heads and supervisors involvement is needed with payroll and paying bills. He said there are challenges with the 100% business office turnover, which has made the situation analogous to starting a new city. He said business processes, personnel; even many policies are brand new. In summary, we are formulating long-term solutions, not a short term fix. He feels this City has top notch employees in place. Council Member Casas said he would like to learn more about the Enterprise Fund. Paul said he doesn't have last year put together yet, but he can get the information. He said the City hires an outside auditor who reviews all financials, which he has been impressed with. The City Council thanked Paul for his presentation.

Sewer Increase Rates: Council Member Poff reported that the City should expect a sewer increase rate from Central Weber Sewer District. Duncan will set up a meeting.

Weber Basin Water: Brandon said after Council Member Poff's comments at the last City Council meeting, he re-calculated the figures and came up with the same numbers as Council Member Poff. He presented updated reports to reflect the new calculations. Brandon said as of today, Weber Basin has 622 AF of District 2 water left.

Manager's Weekly Report: Duncan reported on the contract for salt and snow removal of Park n Ride. The Council agreed to move forward with bidding that out.

Work meeting adjourned at 8:35 p.m.

APPROVED: _____ **Date**

Mayor: Tammy Long

Transcriber: Michelle Clark

Attest:

City Recorder: Tom Smith

